

Preliminary Totem Lake Action Plan

Symposium Issues	Action (City Response)			Responsibility	Comments
	Immediate	Short Term 2011-12	Mid-Long Term 2013-20		
Planning					
Reconsider zoning. Make more flexible or market-driven. Consider incentive-based, form-based and other zoning models.		<p>Verify specific concerns regarding current zoning (e.g. all usable uses) with developers.</p> <p>Evaluate potential code amendments that don't require comprehensive plan amendments.</p> <p>Identify prospective development sites, analyze current incentives, and explore additional ones.</p> <p>Identify plan amendments.</p> <p>Consider more flexible Comp Plan Amendment process.</p> <p>Consider special call for amendments to TL Plan.</p>		Planning Department	
Create shared parking option	Available. Need to promote through quarterly reports and other vehicles.			Planning Department; City Manager's Office	
Open space (Totem Lake Mall)	Already incorporated in mall plan. Need to inform.			Planning Department; City Manager's Office	
Diversify Uses (TLM)	Most uses allowed. Need to inform.			Planning Department; City Manager's Office	

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Sense of Place					
Prepare walking plan for TL Neighborhood.	Accomplished –Promote through Feet First Map and/or other resources.			City Manager’s Office	
Provide amenities such as parks.		Inventory existing park sites and suggest additions if appropriate. Reprioritize CIP Real Estate Excise Tax and Surface Water Management funding.		Public Works Department; Parks Department; Economic Development Program; Planning Department; Parking Advisory Board	
Promote Totem Lake as viable neighborhood and business address.	Track business openings in Totem Lake. In progress, first of four quarterly updates of Totem Lake activity. Create blog/website content about new businesses and projects in Totem Lake and distribute to media.	Rebrand Kirkland as “open for business” in Promotional materials. Prepare marketing materials for Totem Lake opportunities and distribute through developer networks, trade organizations, broker networks, etc. Promote neighborhood awareness of Totem Lake Initiatives.		Economic Development Program; Economic Development Committee; Development Services Team; City Manager’s Office Duncan Milloy, Business Retention Consultant	
Dog Park	In progress. Report out.			City Manager’s Office	
Public Safety Building	In progress. Report out.			Public Works Department; City Manager’s Office	

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Transportation					
<p>Increase roadway capacity (e.g. reinstate grid, frontage roads, connections over I-405) and provide multi modal options (e.g. BNSF RR).</p> <p>Provide additional access and egress to I-405.</p> <p>Reconfigure 120th.</p> <p>Take actions to reduce confusion such as renaming streets.</p>	<p>Create line item in CIP for RR acquisition. Implement the Totem Lake GTEC Plan to reduce drive-alone trips and encourage multi modal transportation through the Totem Lake Green Trip Program, an incentive program for employees, residents and employers. Already captured in Totem Lake Mall Project.</p> <p>Already captured in Totem Lake Mall project.</p>	<p>Identify system gaps with transportation staff and Transportation Commission.</p> <p>Evaluate potential for reprioritizing Capital Improvement Program.</p> <p>Identify and pursue new funding sources for transportation.</p> <p>Advocate for moving I-405 access projects forward</p> <p>Evaluate building ahead of mall development.</p> <p>Evaluate, review with Transportation Commission and report out.</p>		<p>Public Works Department</p> <p>Public Works Department; Grant Committee; Legislative Committee</p> <p>Public Works Department; Planning Department</p> <p>Public Works Department; Planning Department</p>	<p>Outreach to Neighborhood</p>
Drainage/Flood Relief					
<p>Reduce frequency and severity of flooding of roads and property adjacent to Totem Lake.</p>		<p>Pursue King County Flood Control Zone District funding and reprioritize CIP to develop and construct a solution.</p>		<p>Public Works Department</p>	

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Economic Development/ Customer Service					
Be more aggressive in regard to economic development. Compete with other cities. Adopt a more proactive stance to permitting of projects.		Review program comparison with other cities. Suggest enhancements, new strategies. Consider retaining marketing consultant to assist with messages and communications. Prepare marketing materials for Totem Lake opportunities and distribute through developer networks, trade organizations, broker networks, etc.		Economic Development Program; Economic Development Committee; Development Services Team; City Manager's Office	
Permitting					
Provide faster, easier permitting (e.g. "Red carpet service").		Evaluate options for simplifying permits and improving service. Identify and evaluate options with developer focus group. Create an overlay in Totem Lake to pilot new faster easier permitting process (e.g. consider giving Totem Lake projects review priority over other projects.)		Development Services Team Development Services Team	

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Incentives					
<p>Offer incentives to catalyze development.</p> <p>Reduce taxes and upfront fees.</p> <p>Provide tax exemptions.</p> <p>Make development more affordable by relieving developers of costs (especially up-front costs).</p>	<p>Add desirable incentives (e.g. TIF) to Legislative agenda.</p>	<p>Evaluate actions that have been proposed (purchase of land; building of common parking garage; added density; enterprise zone). Seek input on most useful incentives from developer focus group.</p> <p>Evaluate.</p> <p>Completed for housing. Report out.</p> <p>Consider planned action EIS to relieve individual projects of SEPA requirement.</p> <p>Explore changes to critical area requirements.</p> <p>Explore extension of Single Family pilot procedures to commercial projects allowing payment of impact fees at escrow or certificate of occupancy.</p>		<p>Economic Development Program Planning Department</p> <p>Legislative Committee</p> <p>Planning Department, City Manager's Office</p> <p>Development Services Team; Planning Department</p> <p>Development Services Team; Economic Development Committee</p>	

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Incentives, <i>continued</i>					
Reduce costs of surface water portion of development requirements.		<p>Explore reducing impact fees if multi-modal efforts are demonstrated.</p> <p>Provide input to Ecology and/or legislature regarding NPDES Municipal Storm water Permit requirements.</p> <p>Develop regional-scale plan for surface water management including potential fee-in-lieu or mitigation banking for surface water impact mitigation.</p>		<p>Public Works Department</p> <p>Public Works Department</p>	